

2 GENERAL DEVELOPMENT

This Element of the General Plan deals with the overall general development goals and policies. This section applies to any development that is proposed to take place within Brigham City.



2.1 RELEVANT CORE PRINCIPLES

CORE PRINCIPLES:

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| 6. | LAND DEVELOPMENT: Brigham City seeks to maximize its development opportunities through efficient use of land. |
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2.2 GENERAL DEVELOPMENT POLICIES

22.2.1 GOAL: New Growth Areas should have a neutral effect on the city budget.

2.1.1 POLICY: Charge impact fees for growth proportional to demand created for infrastructure and public services.

Implementation

- A. Establish different impact fee rates for infill/ redevelopment growth and vacant area growth.
- B. Establish different variable impact fee rates based on the density of development.

Infill and redevelopment generally saves public money by utilizing existing infrastructure; residents and employees on infill and redevelopment sites also generally don't need to drive as far for some of their daily activities, reducing road congestion and pollution. As general policy concepts, land and building reuse i.e. infill and redevelopment were strongly supported in the "Policy Ideas" questionnaire. Ten of twelve respondents indicated "strong support" for the idea of encouraging land and building reuse. More specifically, 100% of respondents supported clear zoning guidelines to ensure the reuse of vacant space in buildings and vacant lots.

2.2.2 GOAL: Encourage Contiguous Growth and Avoid Inefficient Leap-Frog Development, Where Practical

2.2.2.1. POLICY: Require adequate levels of service and public facilities prior to approval of development.

Implementation

Adopt ordinance(s) establishing criteria upon which development may be approved. The following is a set of criteria for adoption consideration:

- A. The public facilities are currently in place or will be in place when the development permit is issued and the development permit is conditioned on the availability of public facilities prior to approval of a final subdivision plat or final site plan approval for any permitted or conditional use; or
- B. The provision of the public facilities are a condition of the development permit and are guaranteed to be provided at or before the issuance of a building permit for proposed development; or
- C. The public facilities are under construction; or
- D. There is an enforceable development agreement guaranteeing that the facilities will be in place at the time that the impacts of the development will occur; or
- E. The Brigham City Planning Commission determines that there are significant overriding public policy considerations or public health, safety, and welfare concerns which warrant the approval of the application in the absence of evidence that all public facilities and services are adequate and available

Citizens identified efficient growth as a top priority. Maintaining low taxes and keeping growth consistent with balanced budget were the #1 and #2 most important issues identified by the 120+ respondents of the “growth and quality of life” questionnaire. Maintaining the “feel of a small town” also weighed heavily on public opinion: ranking 12th out of twenty-four growth characteristics. By contrast, “feel of a growing city” ranked 24th (the lowest). Clearly, citizens are concerned with the cost of growth and the general appearance and atmosphere of Brigham City- as well as quality of life- in the foreseeable future. Policies to ensure efficient growth and limit sprawl and “leapfrog” development are fiscally wise and publicly supported.